

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 15, 1969

Appeal No. 9905 Clifford J. Hynning, Trustee, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 16, 1969.

EFFECTIVE DATE OF ORDER - June 30, 1969

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at 1929 Que Street, NW. and 1601-03 Connecticut Avenue, NW., lots 60, 61, 62, Square 111, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. It is proposed to erect an eight (8) story office building with roof structures to house mechanical equipment, elevator equipment and stairway to the penthouse.
3. The total area of appellant's lots is 6,528 square feet and the area of the proposed building is 42,376 square feet with an FAR of 6.5.
4. The area of the roof structure is 1,628 square feet with an FAR of .249.
5. The material and color of the street facade of the building will be buff colored cast stone and the material and color of the roof structure will be buff colored "split-rock" masonry.
6. All mechanical equipment for the building, including the cooling tower, is enclosed in this structure.

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7. This appeal was filed and heard under plans by Nida and Drayer, architects, drawings No. T, 5, and 6, approved as noted by Mr. Arthur P. Davis, architect-member of the Board on January 20, 1969.

8. No opposition to the granting of this appeal was registered at the public hearing.

9. Appellant amends this appeal for variance of setback requirements on the northside of the proposed building in order to set the penthouse back from the party line and also due to the narrowness and small area of the site.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

We hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Further, the Board concludes that the roof structures will harmonize with the street frontage of the building in architectural character, material and color and is in harmony with the purpose and intent of the Zoning Regulations.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
